



**PRICE \$1,995,000**

# LOCATION MATTERS

East Loop 336 - 10.48ac

Paved Road Frontage

ALL THREE SIDES

**OPPORTUNITY ZONE**



936.414.8897



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# Property Description

- Opportunity Zone
- 10.478 Acres
- Three sides paved road Frontage:
  - 794 ft. Loop 336 Frontage (Front)
  - 500 ft. Butler Rd. Frontage (Side)
  - 889 ft. Butler Rd. Ext. Frontage (Back)
- Entirely located outside the 500-year flood plane
- Sewer/Electric adjacent to the property
- City Water/Centerpoint Gas across LOOP 336
- 5 miles East of Grand Central Park
- 2 miles South of the new Timber Mill High School
- 11 miles North of The Woodlands
- 4 miles South of Lone Star Executive Airport

**TOTAL PRICE: \$1,995,000**  
**\$190,362.60 / ACRE | \$4.37 / SF**

